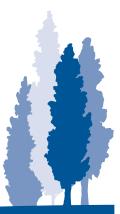


# BUTLER'S BRIDGE





**VOLUME 5 | ISSUE 6** 

**JUNE 2019** 

# June 2019

### **COMMUNITY CALENDAR**

#### **Observed as:**

- · National Safety Month
- · Men's Health Month
- LGBT Pride Month

Birthstone: Alexandrite, Pearl, & Moonstone

**Astrological Signs:** Gemini (till 20th) & Cancer (21st→)

Flower: Lily of the Valley & Hawthorn

3rd	Ramadan (end)
4th	Eid al Fitr
7th	Nat'l Donut Day
8th	Nat'l Best Friend Day
8th	World Oceans Day
9th	Pentecost
9th	Shavuot (Start)
14th	Flag Day
14th	World Blood Donor Day
16th	Father's Day
16th	Trinity Sunday
18th	Int'l Picnic Day
19th	Juneteenth
19th	Board Meeting
20th	Corpus Christie
20th	World Refugee Day
21st	Start of Summer (Summer Solstice)
21st	Int'l Yoga Day
23rd	Int'l Widows' Day
24th	St. John the Baptist
26th	Day Against Drug Abuse/Illicit Trafficking
20 <i>th</i>	St Peters



### **IMPORTANT NUMBERS**

### MANAGEMENT COMPANY

CIA Services, Inc.

3000 Wilcrest, Houston, TX 713 981-9000

### **EMERGENCY**

Emergency Situation911
Constable Precinct 5
Sheriff Emergency & Non
Harris County Sheriff (Store Front) 281 564-5990
Harris County Sheriff (sub-station) 281 463-2648
Poison Control
Crime Stoppers
UTILITIES
AT&T (Repairs)
Center Point Energy (Electric)713-207-2222
Center Point Energy (Gas)
Mud #120 (Water)
Street Light Repairs -need Pole#713 207-2222
Trash (Texas Pride Disposal)
PUBLIC SERVICES
PUBLIC SERVICES Local U.S. Post Office
Local U.S. Post Office
Local U.S. Post Office
Local U.S. Post Office
Local U.S. Post Office       281 920-9337         12655 Whittington Dr, Houston, TX 77077         Toll Road EZ Tag       281-875-EASY (3279)         Volunteer Fire Dept       281 498-1310
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Alief Transportation (to report Bus)...... 281 983-8400

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Publisher ...... Peel Inc.

Advertising.....www.PEELINC.com

**NEWSLETTER INFORMATION** 

### **BOARD MEMBERS**

President	Lisa Crane
Vice President	Ani Caloustain
Secretary & Treasurer	Linda Hermon
Director	Gail Kreinsen
Director	Jacqueline Parks
Director	Letty Solis
Director	VACANT

### **COMMUNITY MANAGER**



Register on www.crimereports.com



Nextdoor is the free and private social network just for West Bend neighbors. On Nextdoor, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better, messages from the Harris County Sheriff's Dept., and the Houston Chronicle.

Our neighborhood is using a private online network called Nextdoor.

Please join us to build a better neighborhood!

www.nextdoor.com/join Code: MZXJX

### ARCHITECTURAL CONTROL COMMITTEE

The (ACC) Architectural Control Committee must be informed if you are planning to change the exterior style, color, or have plans for additions or any removal to your property. A mandatory Architectural Review Form will need to be completed and signed. You may obtain this form on-line at www.ciaservices.com

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### West Bend CIA

# SAVE DATE

### Wednesday, July 17th, 6:00 PM Homeowners' Annual Meeting

Homeowners' Annual Meeting (Pavilion - 3915 Summit Valley Drive)

### Maintenance Updates



**Tree Trimming** – The Board has requested proposals for tree trimming of the trees around the tennis court enclosure. The trees are rubbing up against and obstructing some of the lights around the enclosure.

**Pool Closure** – The pool continues to be closed while the Board finalizes funding options for the repairs cited by Harris County. A proposal has been tentatively approved by the Board for the needed repairs to the pool. Harris County has come by for a re-inspection to view the progress of the other items that were cited, and has cleared the pool to reopen pending the completion of the deck replacement and re-plaster of the pool.

### World Oceans Day June 8th

Meet us at the Beach for World Oceans Day Festival! World Oceans Day is the United Nations recognized day of ocean celebration and action. All around the globe individuals and groups use the day to celebrate, learn about, and do their part to help the ocean. Bring your friends and family and join us in celebrating the ocean right on its doorstep. View the Marine Debris Art Competition entries and participate in Hands on activities, Presentations, Exhibits, Entertainment and More!

#### Location:

Stewart Beach, 201 Seawall Blvd, Galveston, TX 77550 Date/Time Information:

June 8th, 10am-6pm

Fees/Admission:

FREE but Stewart Beach Parking fees may apply



# Quarterly Inspection Area of Focus

The following areas will receive a more comprehensive evaluation during the specified quarter. However, bi-weekly deed restriction auditors will continue to inspect the items below, in addition to all other areas throughout the year.

### June – August

- Mildew removal
- Power washing exterior home
- Painting

Homeowners are legally obligated to maintain their property in accordance with the West Bend Community Improvement Association governing documents.



- ANNUAL MEETING July 17th 6:00 PM
- Yard of the Month is in Effect
- Drive Safely and watch for pedestrians and pets
- Remove trash cans from public view on non-trash days
- Important Homeowner Registration www.ciaservices.com
- Assessments are due every year on January 1st

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PEEL, INC. community newsletters



### World Blood Donor Day



Every year on June 14th, countries around the world celebrate World Blood Donor Day (WBDD). The event, established in 2004, serves to raise awareness of the need for safe blood and blood products, and to thank blood donors for their voluntary, life-saving gifts of blood.

World Blood Donor Day is one of eight official global public health campaigns marked by the World Health Organization (WHO), along with World Health Day, World Tuberculosis Day, World Immunization Week, World Malaria Day, World No Tobacco Day, World Hepatitis Day, and World AIDS Day.

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### **Annual Assessments**

An HOA has a board of directors. Each year, the board will come up with a budget for the community that includes how much household will be charged as an Annual HOA fee.

Generally, the HOA fee consists of two parts:

- An amount to cover current year operations. Part of the fee will be designated to pay for current year operations, which typically includes things such as landscaping, pool maintenance, insurance, taxes, electricity and water, etc.
- An amount that goes into reserves. The remaining portion of the fee is placed into reserves for long-term repairs and replacements, such as paying for a new roof for the community center or tennis court resurfacing and repairs, or to cover the cost of building additional parking lots, walkways and playgrounds. (Having ample reserves ensures that the HOA has money available to pay for high-cost repairs when they come due.)

So long as the HOA board is able to accurately predict which repairs will come due and when, the dues should cover the current operating expenses as well as long-term repairs.

Special Assessments

However, the board's predictions are not always accurate. Occasionally, the HOA may need to come up with funds in excess of the money raised by the annual fees. In that case, the board usually has the authority to impose a special assessment to cover the one-time expense of a major

repair or improvement.

Reasons Why the Annual Fees May Fall Short of Covering Expenses There are several possible reasons why the annual fees may not provide enough to the reserves to cover long-term repairs. For example:

- The monthly operating expenses may be higher than expected. (Increases in Insurance, vendors, utilities, etc.)
- Some homeowners may not pay their annual HOA dues, which depletes the funds and causes an increase in legal fee expenses.

(To date, there are 50 WBCIA homeowners that have balances on their accounts. Some of those have not paid in years.)

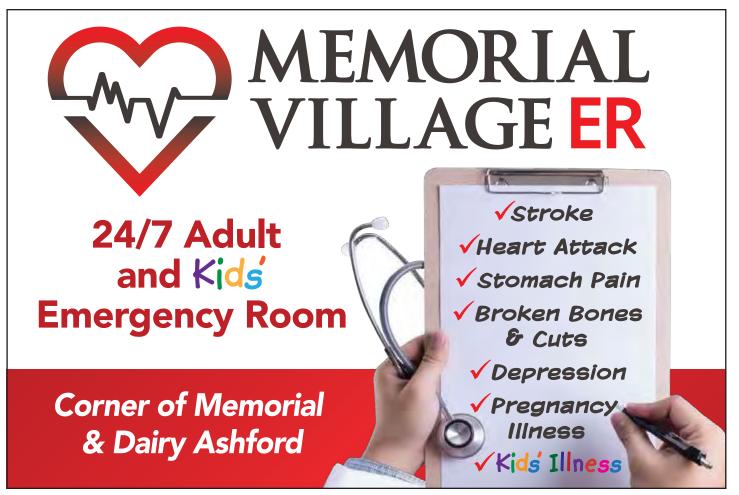
• There could be an unexpected catastrophe or natural disaster that causes damage not covered by insurance.

HOA Liens and Foreclosure

The HOAs have the power to place a lien on the homeowner's property if he or she doesn't pay the annual dues and/or any special assessments. Once the HOA has a lien on a homeowner's property, it may foreclose on that lien as permitted by the CC&Rs and pursuant to state law.

The West Bend C.I.A. Annual Assessments are due every year on January 1st.

As a courtesy, a statement will be mailed to you by the end of November. It is your duty and obligation to make sure your correct mailing address is on file. If you have not received a statement. Contact: Catina.Hunter@ciaservices.com



### West Bend CIA

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For more information or help applying, please call

1-855-JOB-2020

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# Debris in the Bayou?

Contact the Harris County Flood
Control District at
https://www.hcfcd.org/
The grocery carts and other debris in subdivision bayous will be removed,

perhaps within 10 days.



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# SKIN CANCER

## THE SAD TRUTH

Every year, **5.4 million new cases** of skin cancer are diagnosed, making skin cancer more prevalent than any other cancer. 1 in 5 Americans will develop skin cancer in their life. The saddest part is that skin cancer is one of the most **easily preventable** and diagnosable cancers, and, if detected early, has one of the highest treatment rates. Yet, the public is still ill-informed on such a common cancer.



## WHAT CAN YOU DO TO REDUCE YOUR RISK

### **PROTECT**

Apply sunscreen and wear long-sleeves & hats under the sun.





### **PREVENT**

Avoid direct sun exposure between the hours of 11:00 am and 4:00 pm. Never use tanning beds.



### DETECT

Look out for abnormal moles or skin patches on your skin and regularly get physical examinations.











Oddly shaped, discolored, large, and evolving moles are potentially malignant



WSB

